

Extract from Planning Schedule of Area Plans Subcommittee East

APPLICATION No:	EPF/1237/10
SITE ADDRESS:	41 London Road Stanford Rivers Ongar Essex CM5 9PH
PARISH:	Stanford Rivers
WARD:	Passingford
APPLICANT:	Mr Kevin Cole
DESCRIPTION OF PROPOSAL:	Side extension to bungalow and loft conversion including 3 rear dormer windows (Amended application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

This application is before this Committee since the recommendation differs from the anticipated views of the local council (Pursuant to Section CL56, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

This application seeks planning permission for a side extension and loft conversion to the bungalow which, although material changes, would be very similar to the plans which were approved in April last year. The extension would be approximately 7.6 metres in width and would have a hipped roof. The loft space of both the existing building and proposed extension would be used to provide habitable accommodation. Three pitched roof dormers are proposed in the rear roof slope and roof lights are proposed in the front and side roof slopes.

The notable changes between this proposal and the approved scheme are:

- fenestration changes;
- the slightly lowered position of the rear dormers;
- alterations to the internal layouts at ground and first floor (including the enlargement of the space used as habitable accommodation at first floor level) and
- alteration to the front elevation consisting of a relocated gable projection.

It is the fenestration revisions and relocated gable which are the variations that are considered to be material deviations from the approved plans.

The last application, which was refused permission earlier this year proposed the addition of a full gabled roof to the proposed extension and an additional rear dormer. These elements are removed from this revised application.

Description of Site:

The application property is a semi detached dwelling which is currently similar in size and style to the adjacent dwelling. The site is bordered to the south by an industrial building and separated from it by 2.0m fencing. The rear of the site is well screened by existing tree cover. The entire site is within the Metropolitan Green Belt.

Relevant History:

EPF/0605/85 - Detached garage. Grant Permission (with conditions) - 07/06/1985.

EPF/0930/07 - Single storey side extension. Grant Permission (With Conditions) - 19/06/2007.

EPF/0963/08 - Single storey side extension to replace existing detached garages. (Amended application). Withdrawn Decision - 18/06/2008.

EPF/0432/09 - Side extension to bungalow and loft conversion incorporating 3 rear dormer windows. Grant Permission (With Conditions) - 16/04/2009.

EPF/1731/09 - Side extension with integral garage and loft conversion with dormer window to rear. (replacing existing garages.). Withdrawn Decision - 26/09/2009.

EPF/0265/10. Side extension including integral garage and loft conversion with rear dormer windows. Refused 31/03/2010.

Policies Applied:

Adopted Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment.

DBE4 – Design in the Green Belt.

DBE9 – Loss of Amenity.

DBE10 – Design of Residential Extensions.

GB2A – Development in the Green Belt.

Summary of Representations:

Notification of this application was sent to Stanford Rivers Parish Council and to 6 neighbouring properties.

This consultation does not close until 2nd August. Accordingly any comments received will be verbally reported at the Committee meeting. The Parish Council objected to the previous planning application.

14 GARDENFIELDS. Objection. Loss of privacy to rear garden as the rear facing dormers will overlook our property. Also potential overlooking into our lounge. Also concerned that the size of the extension would double the existing footprint and be out of character in the green belt.

Issues and Considerations:

The main issues in this case are:

- the impacts of the proposed development on the amenities presently enjoyed by the occupiers of neighbouring dwellings;
- the acceptability of the design in relation to the character and appearance of the area; and
- the impacts on the open and rural character of the Metropolitan Green Belt.

Neighbouring Amenity

The alterations to the approved scheme are such that there would not be any additional harm to the amenities of the occupiers of neighbouring dwellings. The proposed dormer windows are in similar positions to the approved plans, but would be at a slightly lower level (by approximately 10 cm).

The concerns of the occupiers of 14 Gardenfields are noted. However, the dormers would be positioned over 20 metres from the rear boundary of the site with this property and as a result of this distance it is not considered that the level of overlooking would be material.

Character and Appearance

The overall design of this proposal reflects that of the existing dwelling. It is not considered that the alterations to the approved scheme increase the impact of the proposed development on the character and appearance of the area. To the contrary, it is considered that the relocated gable on the front elevation improved the balance of the property, by adding some symmetry.

The application drawings show that the overall roof of the building would be slightly lower than shown in the approved drawings. As both sets of drawings show that the ridge line of the extension would be in line with both the existing dwelling and adjoining semi, it is considered that this is just a discrepancy between plans. It is, however, considered to be important that the proposed rear dormers do not protrude above the ridge. This element of the design may be secured by the use of a planning condition, requiring that the dormers sit below the ridge tile, as shown on the submitted plans.

Green Belt

The site is located within the Green Belt, where limited extensions to residential properties are acceptable. The bulk of the proposed extension remains similar to that of the approved scheme, which proposed additions resulting in an increase of approximately 47% to the original dwelling.

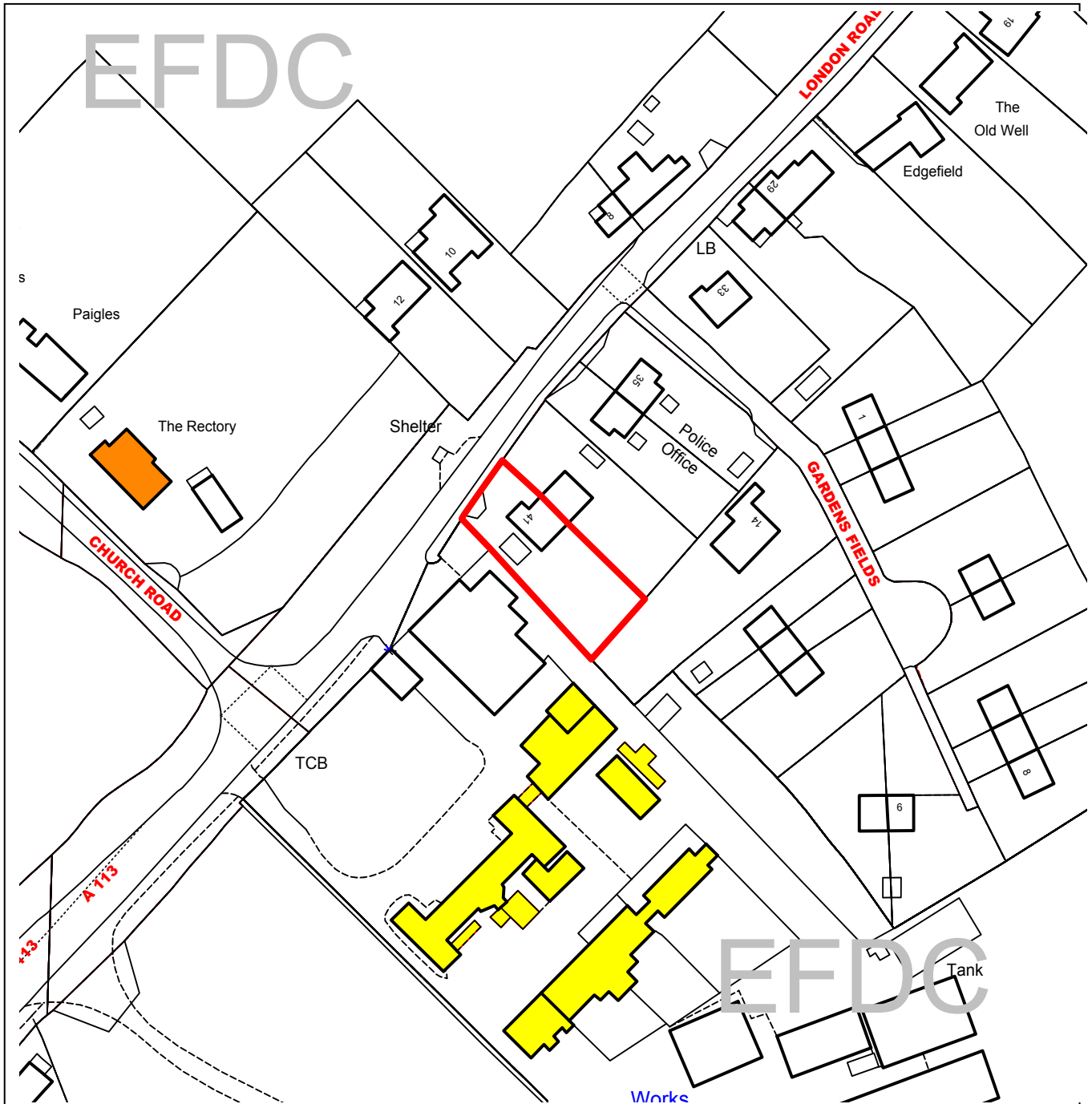
Conclusion:

In light of the above appraisal, it is considered that the minor alterations to the approved plans will not result in any material harm to either the amenities enjoyed by the occupiers of neighbouring dwellings or to the character and appearance of the street scene or to the open character of the Metropolitan Green Belt. It is, therefore recommended that planning permission be granted.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	5
Application Number:	EPF/1237/10
Site Name:	41 London Road, Stanford Rivers CM5 9PH
Scale of Plot:	1/1250